Most of Them Pass Into the Hands of Speeulators and Will Make Way for Tenements Other Buyers Also Show a Preference for Modest Dwellings.

Several reasons are given by agents and operators for the sharp contraction of trading which has been noted in the last

The religious observances during the Jewish Passover week have no doubt been an important factor in checking activity, especially in the tenement districts. A factor of wider influence is the recent

passage of the bill respecting the mortgage tax an i substituting a recording fee. While the measure is awaiting action on the part of the Governor, borrowers are withholding applications for loans, in the hope that if the bill is enacted they will be able to obtain lower rates of interest.

The mortgage tax is held chiefly responsible for the advanced rates which have evailed since it went into effect, and the belief is general that its repeal should bring about easier conditions in the realty loan market, although it might not wholly restore the situation that existed a year ago. The disinclination to apply for loans while the bill is in the bands of the Governor tends to restrict-or, rather, to postponebuying, as in numbers of purchases new primary mortgages have to be negotiated. A more enduring cause of the decline of activity in Manhattan is found in the stiff quotations on realty in that borough. The generality of owners now demand prices that leave no room for speculative profits The tenement section and some mercantile sections have been extensively exploited in the last few years, with the result that freehold values have fully caught up with the a lvance in rents. Professional operators are consequently limiting their activities in Manhattan in order to give their main attention to the suburbs.

This statement, however, requires some qualification. It does not apply to the building movement in the tenement districts. During February the number of tenement houses put under construction fell off sharply, as compared with the same month a year ago; but this loss has been more than offset by recent gains. In spite of unfavorable mortgage loan conditions and of the tremendous volume of tenement building under way in the other boroughs, the plans filed for new construction of that class in Manhattan during the past quarter are more numerous than those filed in the corresponding period last year.

This year's plans, down to the end of March, call for the erection of 271 tenement houses, costing \$14,158,000, as against 23), valued at \$13,086,000, projected in the first three months of 1905.

Most of the current tenement building is east of Third avenue, between Fifty-ninth and 110th streets, and on Washington

Heights. As there are few vacant sites left on the upper East Side, a majority of the tenements projected in that section replace existing improvements, chiefly private dwellings and old style cold water Private houses are just now extensively

Private houses are just now extensively dealt in. A large proportion of those that figure in the brokerage news are bought by professional operators with a view to being torn down. The present demand for dwellings is largely an incident of the reconstruction movement noted in various tenement sections, but principally in the upper East Side district.

At the same time the buying of private dwellings by intending occupants is also of considerable proportions. Many of the houses purchased now will be remodelled during the summer and occupied by their new owners next fall.

It is interesting to observe that people

new owners next fall.

It is interesting to observe that people of means and social position are apparently less inclined to buy expensive town houses than they were formerly. The present tendency is toward fine country estates on Long Island, in Westchester county and elsewhere, coupled with modest establishments in the city.

The demand this season is

The demand this season is particularly for houses east of Park avenue, where prices are low compared with values in the older fashionable neighborhoods. A number of purchases by people of social promi-nence have recently been made in various side streets between Lexington and Third avenues, from Fifty-fourth to Eightyfourth street. In Seventy-second street, ed, the buying movement extends eastward all the way to Second avenue. The

prices average about \$10,000.

The chief seat of activity in mercantile property is just now at Fifth avenue and Thirty-fourth street. The \$2,000,000 New York Club property was leased on Tuesday by the Acker, Merrall & Condit Company by the Acker, Merrall & Condit Company, and vesterday Oppenheim, Collins & Co., dealers in cloaks and suits, announced that they have bought from the Bankers' Investing Company Nos. 33 and 35 West Thirty-fourth street and from Potter & Brother Nos. 48, 50 and 52 West Thirty-fifth street. The two parcels make a site 108298.9 feet, now occ pied by old dwell-108708.9 feet, now occ pied by old dwellings. It will be improved by the erection of a twelve story building for the exclusive use of the firm

Private Sales.

SEVENTIETH STREET. Mooney & Lawrence have sold for Fred E. Himrod, No. 4. West Seventieth street, a four story and basement box stoop dwelling, with a three story extension, lot 20x100.5, to a client of Lergy Coventry.

SEVENTY-THIRD STREET.—Frederick T. Barry has sold for Amelia J. Dougan, No. 30 East Seventy-third street, a four story and basement dwelling, on lot 17.6x102.2

ST NICHOLAS PLACE—Charles M. Rosen-

In Nicholas Place. Charles M. Rosenthal has bought from James Watson Howard, the Lawyer's Realty Company and the Fourteenth Street Bank, the plot 75x100, on the east side of St. Nicholas place, 174. I feet south of 153d street. Albert B. Ashforth was the broker.

TWENTY-FIRST STREET.—Randolph Guggenheimer has sold to John McCarthy No. 40 East Twenty-first street, a four story, brown stone dwelling, on lot 25x82. The buyer will erect an eleven story mercantile building.

FIFTY FIRST STREET.—Mrs. E. H. Lan-don has sold No. 45 East Fifty-first street, a five story American basement dwelling,

SIATY-EIGHTH STREET.—The H. E. Hayes Company has sold for Eugene Vallins No.

IATY-Eightth STREET,—The H. E. Hayes Company has sold for Eugene Vallins No. 25 West Sixty-eighth street, a four story dwelling, on lot 10x102.2. TOURTH AVENUE.—Myron W. Robinson has sold for the Roosevelt estate Nos, 354 and 356 Fourth avenue, two two story brick buildings, on plot 49.4x85.3xirregular, adjoining the southwest corner of Twenty-sixth-street.

STREET.-G. Brettell & Son have sold for a client to Louis Lese No. 429 East 120th street, a three story brick dwelling.

lot 18.9x100

81XTY-FIRST STREET.—Huberth & Gabel, have sold for Oliver Lynn the five story tenement at No. 225 West Sixty-first street, on lot 23x100.5.

l'04th street, a five story flat, on lot 23x100.11.
WASHINGTON STREET. — Ames & Co. have sold for William S. Patten No. 78; Washington street, a three story tenement, with stare, on lot 23x54.

THIRTEENTH STREET.—William P. Mangam has sold for a Mrs. Wynne No. 428. East Thirteenth street, front and rear tenements, on lot 24.4x103.8.

BATIETH STREET.—Joseph Liebling has sold to Emanuel Neuman No. 327 East Sixteeith street, a six story flat, on lot 26.6x92 and to Mrs. Angelica Bendix and Mrs. Miffle Hen No. 329, adjoining, a similar building.

MANHATTAN AVENUE,—Leopold Stiassny, in conjunction with a Mr. Berwald, has sold No. 15 Manhaffan avenue, a five story double flot on the confidence. on lot 27x100

have sold for Henry C. Raynor and dust the block front on the east side White Plains road from 225th street 226th street BROADWAY.—Jesse C. Beanett & Co. and J. Romaine Brown & Co. have sold for Alexander Walker the Elisabeth, a seven

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BRYAN L. KENNELLY. REAL ESTATE, 7 PINE ST

story apartment house, on plot 78.6x67.5, at the southwest corner of Broadway and 105th street.

FORTY-SEVENTH STREET.—Frederick F. Durand has sold No. 20 West Forty-seventh street, a four story and basement brownstone front dwelling, on lot 20x100.5.

THIRTY-SEVENTH STREET.—Leopold Weil

THIRTY-SEVENTH STREET.—Leopold Well has sold for the Long Acre Realty Company to Max. Henry and Albert Cohen No. 148 to 152 West Thirty-seventh street, between Broadway and Seventh avenue, old buildings, on plot 67897x Irregular. THIRTY-NINTH STREET.—The McGraw Publishing Company has bought No. 231 to 241 West Thirty-ninth street, a plot 128.4x98.9, on which they will build a ten story building.

story building.

AMSTERDAM AVENUE.—The Reliance Construction Company has sold the apartment houses, with stores, at the southwest corner of 166th street and Amsterdam avenue, on plot 40x100, to William Moller. Henry H. Dreyer was the broker.

SEVENTH AVENUE.—M. Bargebuhr & Co. have sold for Geiseman & Mosliner to Leo W. Vogel the apartment house, on plot 40x 100, now in course of construction on the west side of Seventh avenue between 144th and 145th streets.

120TH STREET, Shaw & Co. have sold for Mrs. James T. Boyle No. 148 West 120th Mrs. James T. Boyle No. 148 West 120th atreet, a three story dwelling, on lot 16.8x 100.11.

100.11.
WEST END AVENUE.—James L. Libby and Jesse C. Bennett & Co. have sold for William Gratz the five story flat, on plot 102.2x50, at the southwest corner of West End avenue.and Eighty-second street.
SIXTY-FIRST STREET.—Julius H. Reiter, as attorney, has bought for Mercy & Zuckerman the five story tenement at No. 338 East Sixty-first street, on lot 28x109.5. SEVENTH AVENUE. John H. Van Tine has sold the five story flat, on lot 25.11x 92, on the northeast corner of Seventh avenue and 121st street.

avenue and 121st street.

SEVENTH AVENUE.—Max Mark has sold to Louis Celler No. 2215 Seventh avenue, southwest corner of 131st street, a five story flat, witd stores, on plot 45.11x100; also No. 156 West 131st street, adjoining, a five story single flat, on lot 25x99.11.

118TH STREET.—James F. A. O'Donneld has sold for Henry J. Garner No. 308 West 118th street, a five story triple flat, on lot 25x100.11.

SEVENTY-EIGHTH STREET.—Williams & Grodginsky have sold to Seplow & Son Nos 228 and 230 East Seventy-eighth street, old buildings, on lot 25x102.2. 21ST STREET,—Williams & Grodginsky have sold to Seplow & Son No. 341 East 121st street, a three story dwelling, on lot 25x100.11.

122D STREET.—Osorio, Klee & Co. have re-sold for a client No. 339 to 343 Fast 122d street, old buildings, on plot 75x100.11.

street, old buildings, on plot 75x100.11.
RIVINGTON STREET.—Schmeidler & Bachrach have sold to Spiro & Wasservogel Nos. 313 and 315 Rivington street, two five story tenements, on plot 50x100.
BLEECKER STREET.—Fepe & Pro. have sold No. 285 Blecoker street, a five story flat, on lot 23x85, to G. Sisto.
CARMINE STREET.—Fepe & Bro. and D. M. Gallo have sold for P. Bolander the five story tenement at No. 67 Carmine street, on lot 25x95.
LERGY STREET.—Pepe & Bro. have sold for

on lot 25x95.
LERGY STREET,—Pepe & Bro, have sold for G. W. Morran the five story tenement at No. 53 Lergy street, on lot 25x85.
120TH STREET.—Samuel Grossman has sold No. 80 East 120th street, a five story flat, on

lot 19x100.11.

MADISON STREET.—Israel Gutfarber has sold No. 95 Madison street, a six story tenement, on lot 25.2x100.

FRONT STREET.—John N. Golding has sold for Elizabeth H. Jaques to Jodn Bittner No. 1 Front street, adjoining the corner of Whitehall street, old building, on plot 33.5x110x30.5x100.

RIVER IDE DRIVE — F. Barres have her building.

33.5x110x39.5x100.

RIVER IDE DRIVE.—F. F. Barnes has sold for the Ely estate the lot, 25x86, on Riverside drive 75 feet north of Claremont place. 150TH STREET.—Du Bois & Taylor lave sold for William Kramer, Jr., and others to Charles F. Tirkham No. 542 West 150th street, a three story dwelling, on lot 15x 17TH STREET. Landau & Steinberg have sold to Henry Simon No. 51 West 117th street, a five story flat, on lot 26x100.11.

street, a five story flat, on lot 26x100.11.

160TH STREET.—A. Schwoerer has sold the five story double flat, No. 205 West 140th street, on lot 28x99.11.

AVENUE C.—The estate of Elias Taub has sold the six story tenement at Nos. 73 and 75 Avenue C, on plot 37.8x90.

TWENTY-NINTH STREET.—John H. Moller has sold to Mrs. Julia Singer No. 219 East

Lewis Phillips, Auctioneer.

REAL ESTATE AT AUCTION.

Absolute Sale—Without Reserve By order of The Citizens Central

> National Bank of New York. 401 Broadway,

northwest corner of Walker St., formerly owned and occupied by THE NATIONAL CITIZENS BANK OF THE CITY OF NEW YORK. and

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L. J. PHILLIPS & CO., Auctioneers,

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Only 200 Reserved Lots Unsold. THE CREAM OF THE PROPERTY.
JUST PLACED ON THE MARKET. FIRST BUYERS CAN HAVE THESE LOTS WITHOUT INCREASE IN PRICE FOR ONE MONTH ONLY. TO SEE IS TO BUY.
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See Sunday Edition, HOLLIS TERRACE, right at Hollis Station, 12 ninutes from N. Y. City HaH. on main line L. I. R. R., just beyond Jamaira; jots \$300 up, easy terms. N. Y. & PITTSBURG REALTY CO., 356-356 Fulton t., Brooklyn. Office on property.

Twenty-ninth street, a four story tenement on lot 25x98.9. on lot 25598.9.

168TH STREET.—Joseph Roberts bought from Ida Taylor the three story dwelling, on plot 41x83, at the southwest corner of 168th street and Forest avenue.

LJND. AVENUE.—W. S. Patten and J. L. Van Sant have bought from J. S. Tymaun, the plot, 56x100, on the west side of Lind avenue 36.8 feet south of 167th street. RYANT AVENUE.—William Loeb & Co. have sold for Mrs. A. Pragnell Nos. 1409 and 1411 Bryant avenue, near Freeman street, two two story frame houses on plot 40x102.

MATILDA STREET.—R. I. Brown's Sons have sold for the estate of Frederic J. de Peyster, the plot 100x105, on the south side of Matilda street 350 feet south of 237th

COLLEGE AVENUE.—R. I. Brown's Sons have sold for E. B. Levy two plots on the west side of College avenue, 485x92.5. 237TH STREET.—R. I. Brown's Sons have resold to Isaac Lefkowitz & Samuel Fisch-mann the plot, 200x100, at the northeast corner of 237th and Matilda streets.

corner of 237th and Matilda streets.

156TH STREET.—George Mariamson has resold the five story flat at 1014 East 156th street, on lot 20x100, to Henry Levey, Jr.

THIRD AVENUE.—Mary A. Costello has sold to J. J. Barry the southeast corner of Third avenue and 135th street, on plot 26x35, together with abutting plot, 25x200, on the east extending through from 135th to 134th street.

HOE AVENUE.—W. T. Lavelle & Co. have

HOE AVENUE.—W. T. Lavelle & Co. nave sold for Louis V. Lavelle a two family brick dwelling, in course of construction, on the west side of Hoe avenue; slso for John and Mamie O'Donnell a vacant lot on the east side of Hoe avenue, both about 400 feet north of Freeman street; also for S. B. Good ale & Son a plot on the west side of Hoe, avenue, 350 feet north of Freeman street.

Miscellaneous.

Miscellaneous.

The Record and Guide Annual for 1905 has just been issued. In addition to abstracts of conveyances, mortgages, and other instruments affecting realty transactions, it contains valuable rules for appraising real property, rates of brokers' commissions, record sales of high priced downtown and Eifth avenue sites and other information of interest to brokers, operators and real estate owners. The extraordinary activity in buying and building which prevailed last year is reflected in the Annual's increased bulk. The volume contains nearly 1,000 pages of record matter, while that for 1901 comprised only some 700 pages.

The volume contains nearly 1,000-pages of record matter, while that for 1901 comprised only some 700 pages.

Charles E. Duross has leased for George J. Thole to Peter Day No. 62 Perry street, a three story and basement private house. Huberth & Gabal have leased the store and basement at the southeast corner of Sixty-second street and West End avenue for a term of ten years to Bernard Reich, who will make extensive alterations. The John H. Fife Company has leased the Ferncliff Hotel at Greenwood Lake, N. Y. for the coming season to John T. MacDowell & Co. Mr. MacDowell is also associated with J. G. Boggs as proprietor of the Avon Inn, Avon. N.—E.

Dr. S. S. Sellew is the buyer of No. 78 East Beyenty-ninth street.

Inn, Avon, N.-.

Dr. S. S. Sellew is the buyer of No. 78 East
Seventy-ninth street.

Samuel Mandel in the buyer of the northeast and southeast corners of Lexington
avenue, and Sixty-seventh screet, each 100
x60. Two six story elevator apartment
houses will be erected.

Hall J. How & Co., were the brokers in the
sale for the Sound Realty Company to the
East Bronx Realty Company of the northeast
corner of White Plains road and 211th street.
Richard C. Voth is the buyer of No. 165
East Sixty-second street, sold recently by
Daniel B. Freedman.

William H. Falconer has leased the two
three story dwellings at Nos. 131 and 133
East Twelfth street to Agnes Krener and M.
Thompson respectively, and the three story
dwellings at No. 312 to 324 East Forty-second
street to various tenahts.

Daniel W. Blumenthal, representing a
syndicate, has bought the Gilbert Lawrence tract, of about 100, lots, at College
Point, L. I. The property has a frontage on
the Last River and will be improved for
building purposes in conjunction with the
tract adjoining, which was recently bought
by Maurice B. Blumenthal for a Western
syndicate. The combined properties run
back from the waterfront to Third avenue,
and are on the main road from Flushing to
Whitestone.

Plans have been filed with Building Super-

whitestone. Plans have been filed with Building Superintendent Murphy for a six story apartment thouse to be built on Riverside Drive, 600 feet south of 127th street, for the Rutland Realty Company, of which Samuel A. De Waltoff is president. It is to be 75 feet front and 72% feet deep, with a façade of limestone and brick, with trimmings of terra cotta and having six rows of bays and an entrance flanked with columns bearing electric lamps. It will have accommodations for eighteen families and will cost \$100,000. The architect is L. A. Goldstone.

and will cost \$100,000. The architect is L. A. Goldstone.

Plans have also been filed for the enlargement of the four story residence of David H. Morris at 269 West Seventy-second street. The improvements, which include the addition of a fifth story for a children's play-house, are to cost \$5,000, according to the estimate of Turner & Kilian, the architects. The three story stable at 1722 Broadway, owned by Mrs. Lillie McGovern, is to be enlarged and nade over into a garage for J. Michaela as lessee. A three story fireproof extension is to be added. The improvement is to cost \$8,000, according to the estimate of the architect, William J. F. Reyer.

Other Manhattan new building plans comprise nine six story flats to be built for Fisher Bros. & Kranner on 124th street, 125 feet west of Amsterdam avenue, at a total cost of \$560,000; two six story flats, with stores, for Hosenberg's Feinberg, at the southwest corner of Park avenue and Ninety-seventh street, to cost \$98,000, according to the streety factory and loft building for S. T. Davis & Co., at the northwest corner of East End avenue and Eighty-first street, to cost \$75,000.

The Bronx plans comprise a four story flat to be built on villa avenue, north of 204th street, for Luigi Zastadi at a 'cost of \$14,000 and a two story dwelling to cost \$3,800.

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Exquisite New Apartments. The Florence, Amsterdam av. and Hemilton place. 6 rooms & both; rent \$30 to \$43; sessing every up to date improvement. KNAP & Co., Agents,

DWELLING HOUSES FOR SALE. Long Island.

AT LAWRENCE, L. I.—For salc, \$20,000, or exchange for city, a new 15 room house, 3 baths, electric light and gas, hardwood floors; 34 acre and stable; bargain; brokers protected. OWNER, 90 Broadway, room 74.

MORTGAGE LOANS.

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LUXURIOUSLY furnished apartment to rent for summer; superb view; moderate price. MIS LOREMAN, 431 Riverside Drive. BELOW 14TH ST., EAST SIDE. 1.—ELEGANTLY FURNISHED APARTMENT, private bath, \$1.50 daily; including meals, two, \$25 weekly; one, \$15. THE VAN RENSSELAER, 15 Past 11th st.

APARTMENT HOTELS.

BELOW 14TH ST., EAST SIDE. 1.—ELEGANTLY FURNISHED APARTMENT, private bath, \$1.80 daily; including meals, two, \$25 weekly; one, \$15. THE VAN RENSSELAER, 15 Fast 11th st.

FURNISHED ROOMS TO LET. West Side.

12TH ST, 57 W.—Elegant furnished, large smal louse.

> Yesterday's Auction Sales. At 14 Vesey Street. BY BRYAN L. RENNELLY.

BY BRYAN L. EENNELLY.

Lenox avenue. Nos. 273 and 375, southwest corner 129th street. \$2x35.6, four story flat, with stores; to E. G. Crabbe.

Riverside Drive, No. 40, northeast corner of Seventy-sith street, \$2x35x irregular, five story dwelling; to Max D. Brill.

Blecker street, Nos. 358 and 354, southwest corner Charles street, 96,8x75, four five story tenements, with stores; executor's sale; to Max Marx.

Sullivan atreet, No. 87, east side, 75 feet north of Spring street, 25x65.11, three story brick tenement; to W. H. Innet.

Third avenue, No. 257, east side, 46 feet south of Twenty-first street, 12x75; three story building, with store; executor's sale; to Edward B. Corey.

Fourth street, south side, 117.10 feet east of Eighth avenue, Brooklyn, 23 lots, each 25x100; westerly ten lots to H. C. Pretzfield for \$3.800 each; also, three lots to same buyer for \$3.700 balance withdrawn.

Thirty-five lots on Passale and Berry streets, and De Wolf place, at Hackensack, N. J. executor's sale; to various buyers at from \$120 to \$250 per lot.

Thorpe.

Nassau street, No. 118, west side, 84.9 feet north of Ann street, 25x102.3 to Theatre at proper part of Ann street, 25x102.3 to Theatre at the street at th

Thorpe
Nassau street. No. 118, west side, 84.9 feet
north of Ann street, 25x102.3 to Theatre alley, 224, 104102.8; six story brick and store
office and store building; J. B. Gilhooly
vs. W. E. Gilhooly et al.; partition; to
Charles A. Peabody.... BY JOSEPH P. DAT.

BY CHARLES A. BERRIAN. Morris avenue. No. 1850, northwest corner 176th street, 18295, three story brick dwelling: G. A. Meyer vs. R. C. Bullard et al.; amount due on judgment, \$8,396.88; subject to taxes. &c., \$416; to the plaintiff.. \$8,600

9.200

LONG ISLAND-SALE OR KENT.

LONG ISLAND-SALE OR RENT.

REAL ESTATE-OUT OF THE CITY REAL ESTATE-OUT OF THE CITY, REAL ESTATE-OUT OF THE CITY LONG ISLAND-SALE OR RENT.

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HOW TO GO FROM

At Floral Park-Choice lots, \$250 up. MARK 7. MEAGHER & CO., 1133 Broadway, N. Y.

WESTCHESTER COUNTY-SALE OR

FINE LOTS, \$800 up; Battle Hill Park, White Plains. WESTCHESTER LAND EXCHANGE, White Plains, N. Y.

9 ROOM HOUSE near Broadway: \$5.200; corner Lowerre: 100x125, \$6,000. RIVERSIDE CON STRUCTION CO., Lowerre, Yonkers.

THE Real Estate Record of Westchester County, \$2 per year, 5 cents per copy. WESTCHESTER PRESS, Rye, N. Y.

SPECIALISTS in Westchester county real estate for many years. HOWELL C. PERRIN & CO., 503 5th av., N. Y.

HOUSES FOR SALE and to rent in all sections W. J. BROGAN, 3 South 4th av., Mount Vernon, N. Y

SPECIALIST in Westchester real estate. A. P. GARDINER, Worth and Elm sts., New York.

\$0,000 BUYS modern 9 room house; 3 minutes sta-lon. F. A. SMITH, Lowerre, Yonkers, N. Y.

LARCHMONT, Rye, Greenwich; furnished houses \$800 to \$2,500. MARCUS HALLETT, 7 East 42d st.

17 LOTS for sale; river view; each \$900. FREE & MURRAY, Tarryrown, N. Y.

10 ROOM cottage; 5 minutes from water; \$6,000. FITZPATRICK, New Rochelle, N. Y.

250 ACRES, 40 minutes from New York; \$500 per acre. THOMSON BROS., Vonkers, N. Y.

AT YONKERS-Residence property, sale and rent. O. B. WARING, 14 Getty Square, Yonkers.

\$350 UPWARD-Lots, 20 minutes from 125th stust over city line. MAUL, 33 West 42d st.

IF YOU ARE looking for real estate in New Rochelle see THOMAS CUSTER, 50 Mechanic.

FOR SALE - Beautiful home site in Arthur Manor ARTHUR SUBURBAN HOME CO. 1822 Park av. N.Y.

HOUSE river view; all imp.: \$8,000. J. FOSTER JENKINS, Yonkers, N. Y.

BARGAINS at Yonkers, Parkhill and Lowerre.

22 ACRES; superb view of Sound; finest of fruit. price \$38.000. BERRY & CO., Port Chester, N. Y.

MISCELLANEOUS.

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